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FORM D RECEIVED

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

FORM D

SICE OF SALE OF SECURITIES ERSUANT TO REGULATION D. SECTION 4(6), AND/OR ORM LIMITED OFFERING EXEMPTION

OMB APPROVAL OMB Number: 3235-0076 Expires: Estimated average burden hours per response. 16.00

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	i 1							

Name of Offering (check in this is an amend WNC Institutional Tax Credit Fund XXIII, L.	Iment and name has changed, and indicate change.)	
Filing Under (Check box(es) that apply): R Type of Filing: New Filing Amendme) □ ULOE	
	A. BASIC IDENTIFICATION DATA	
1. Enter the information requested about the issu	uer	
Name of Issuer (check if this is an amendment	nt and name has changed, and indicate change.)	
WNC Institutional Tax Credit Fund XXIII, L.P.	o _.	
Address of Executive Offices	(Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
17782 Sky Park Circle, Irvine, California 926	614	714-662-5565
Address of Principal Business Operations (if different from Executive Offices)	(Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
Brief Description of Business		
To invest in limited partnerships and limited	liability companies owning low-income housing	which will generate tax credits.
Type of Business Organization		
	ted partnership, already formed Other of ted partnership, to be formed	PROCESSED
Actual or Estimated Date of Incorporation or Organ	Month Year nization: 09 06 Actual Est	mated JUN 1 3 2007
Jurisdiction of Incorporation or Organization: (En	ter two-letter U.S. Postal Service abbreviation for Stat N for Canada; FN for other foreign jurisdiction)	THOMSON
GENERAL INSTRUCTIONS		INANCIAL

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C.

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION-

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

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2. Enter the information i	requested for the fo	ollowing:		· <u>-</u>	
 Each promoter of 	the issuer, if the is	suer has been organized v	within the past five years;		
Each beneficial or	wner having the pov	ver to vote or dispose, or di	irect the vote or disposition	of, 10% or more o	f a class of equity securities of the issuer.
		of corporate issuers and of			
Each general and	managing partner of	of partnership issuers.		0 07	•
		· ·			
Check Box(es) that Apply:	✓ Promoter	Beneficial Owner	Executive Officer	☐ Director	General and/or Managing Partner
Full Name (Last name first, WNC Advisors, LLC	if individual)				
Business or Residence Addr 17782 Sky Park Circle, I		Street, City, State, Zip C 92614	ode)		
Check Box(es) that Apply:	✓ Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, WNC & Associates, Inc.	if individual)				
Business or Residence Addre		Street, City, State, Zip Co	ode)		
17782 Sky Park Circle, In	vine, California 9	2614			
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, Cooper, Sr., Wilfred N.	if individual)				
Business or Residence Addre	ess (Number and	Street, City, State, Zip Co	ode)		
17782 Sky Park Circle, Ir	vine, California 9	92614			
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	if individual)				
Cooper, Jr., Wilfred N.					
Business or Residence Addre 17782 Sky Park Circle, I		Street, City, State, Zip Co 92614	ode)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i Shafer, David N.	f individual)				
Business or Residence Addre 17782 Sky Park Circle, Ir	•	Street, City, State, Zip Co 92614	de)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i Gaber, Michael J.	f individual)	· - ·			
Business or Residence Addre 17782 Sky Park Circle, fi	•		de)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i Garban, Sylvester P.	f individual)				
Business or Residence Addre 17782 Sky Park Circle, In			de)		
	(Use blan	k sheet, or copy and use a	additional copies of this sh	neet, as necessary)	

A. BASIC IDENTIFICATION DATA. Enter the information requested for the following: Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer. Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and Each general and managing partner of partnership issuers. Check Box(es) that Apply: Executive Officer Promoter Beneficial Owner Director General and/or Managing Partner Full Name (Last name first, if individual) Riha, Thomas J. Business or Residence Address (Number and Street, City, State, Zip Code) 17782 Sky Park Circle, Irvine, California 92614 Check Box(es) that Apply: Promoter' Beneficial Owner Executive Officer Director General and/or \Box Managing Partner Full Name (Last name first, if individual) Cooper, Kay L. Business or Residence Address (Number and Street, City, State, Zip Code) 17782 Sky Park Circle, Irvine, California 92614 Promoter Check Box(es) that Apply: Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ Beneficial Owner Check Box(es) that Apply: Promoter Executive Officer General and/or Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Promoter ☐ Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Executive Officer Promoter Beneficial Owner ☐ Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Beneficial Owner Executive Officer General and/or Promoter Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

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1.	Uac the	igovar gal	d or door	ha isawas i	ntand to a	all to non			n this off	.:0		Yes	No
1.	rias une	: issuer soi	a, or aces i							•	***************************************		×
2	W/b_a :	- 				n Appendia		-				- 79	0,000.00
۷.	2. What is the minimum investment that will be accepted from any individual?								³ <u></u> -				
3.	Does th	ne offering	permit joir	it ownersh	ip of a sing	gle unit?				***************************************		Yes	No K
4.	If a persor state	ssion or sim son to be lis s, list the n	il <mark>ar re</mark> mune sted is an as	eration for sociated po proker or d	solicitation erson or ag ealer. If m	n of purchas ent of a bro ore than fiv	sers in conn ker or deal ve (5) perso	ection with er registere ns to be lis	n sales of se ed with the s ted are asse	curities in (SEC and/or	lirectly, any the offering, with a state sons of such		
Full	Name (Last name	first, if ind	ividual)		-		•					· · · · · · · · · · · · · · · · · · ·
177 Nan	82 Sky ne of As	Park Circle	Address (Ne., Irvine, Caroker or De	alifornia, 9		ity, State, 2	Zip Code)				,		
		· · · · · · · · · · · · · · · · · · ·	Listed Ha	s Solicited	or Intends	s to Solicit	Purchasers						
	(Check	"All States	s" or check	individua	l States)		************		***************************************			AI	1 States
	AL VZ MT RI	AK LM NE SC	\$\lambda{Z} \$\frac{1}{2} \$\frac	AAR KAS NH TAN	C/A K/Y V/J T/X	LA NAM UT	ME NY VT	MD WC VA	DC M/A M/D W/A	MI QH WV	GA MAN OX WI	MS OR WY	MO PA PR
Full	Name (Last name	first, if ind	ividual)			•						_
Busi	iness or	Residence	Address (Number an	d Street, C	City, State,	Zip Code)						
Nam	e of As	sociated Br	oker or De	aler							<u> </u>		
State	es in Wh	ich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers						
					+ ·					**************		A1	l States
	IL MT RI	AK IN NE SC	AZ IA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	CT ME NY VT	DE MD NC VA	DC MA ND WA	FL MI OH WV	GA MN OK WI	HI MS OR WY	ID MO PA PR
Full	Name (1	Last name	first, if ind	vidual)									
Busi	ness or	Residence	Address (N	Number an	d Street, C	ity, State, 2	Zip Code)						
Nam	e of Ass	ociated Br	oker or De	aler									
State	s in Wh	ich Person	Listed Has	Solicited	or Intends	to Solicit I	Purchasers						
		•	" or check						***************************************		**************	☐ All	States
	AL IL MT RI	AK IN NE SC	IA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	CT ME NY VT	DE MD NC VA	DC MA ND WA	FL MI OH WV	OK	MS OR WY	MO PA PR

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS.

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.	k	
	Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	§ 0.00	s 0.00
	Equity		\$ 0.00
	Common Preferred		
	Convertible Securities (including warrants)	§ 0.00	0.00 \$
	Partnership Interests		s 0.00
	Other (Specify limited partnership interests		s 10,000,000.00
	Total		
	Answer also in Appendix, Column 3, if filing under ULOE.		*
2.	offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."	Number Investors	Aggregate Dollar Amount of Purchases
	Accredited Investors		\$ 10,000,000.00
	Non-accredited Investors		\$ 0.00
	Total (for filings under Rule 504 only)	0	\$_0.00
3.	Answer also in Appendix, Column 4, if filing under ULOE. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.		
	Type of Offering	Type of Security	Dollar Amount Sold
	Rule 505	N/A	\$ 0.00
	Regulation A	N/A	\$_0.00
	Rule 504	N/A	\$_0.00
	Total		\$ 0.00
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		\$_0.00
	Printing and Engraving Costs		\$ 0.00
	Legal Fees		\$_0.00
	Accounting Fees		\$ 0.00
	Engineering Fees		\$ 0.00
	Sales Commissions (specify finders' fees separately)	_	\$ 0.00
	Other Expenses (identify) Nonaccountable reimbursement to General Partner		\$ 215,000.00
	Total		\$ 215,000.00

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TATERNAMENT OF STREET OF STREET	STORS EXPENSES AND USE OF PROCEEDS
STAR BURGER OF THE STAR STAR BY THE STAR STAR STAR STAR STAR STAR STAR STAR	STUKNERAPENSENIAND:USE:UPEKUEEEDS

	b. Enter the difference between the aggregate offer and total expenses furnished in response to Part C — proceeds to the issuer."	Question 4.a. This difference is the "a	djusted gross	\$59,785,000.00
5.	Indicate below the amount of the adjusted gross preach of the purposes shown. If the amount for an check the box to the left of the estimate. The total oproceeds to the issuer set forth in response to Par	ny purpose is not known, furnish an of the payments listed must equal the ac	estimate and	
			Payments to Officers, Directors, & Affiliates	Payments to Others
	Salaries and fees		\$ <u>2,385,000.</u>	S 0.00
	Purchase of real estate		·	54,824,000.00
	Purchase, rental or leasing and installation of madand equipment	chinery		Z \$ 0.00
	Construction or leasing of plant buildings and fac	ilities	S 2 0.00	y \$_0.00
	Acquisition of other businesses (including the val offering that may be used in exchange for the asso issuer pursuant to a merger)	ets or securities of another		⊘ \$_0.00
	Repayment of indebtedness			\$ 776,000.00
	Working capital			\$ 1,800,000.00
	Other (specify):		<u> </u>	∠ \$ 0.00
				Z \$ 0.00
	Column Totals			\$ 57,400,000.00
	Total Payments Listed (column totals added)			,785,000.00
		D. FEDERAL SIGNATURE		
sig	e issuer has duly caused this notice to be signed by the nature constitutes an undertaking by the issuer to fur information furnished by the issuer to any non-acc	nish to the U.S. Securities and Excha	nge Commission, upon written	
Issu	uer (Print or Type)	Signature	Date	
W	NC Institutional Tax Credit Fund XXIII, L.P.	B-25-4	5/22/2	2007
Nar	ne of Signer (Print or Type)	Title of Signer (Print or Type)		

- ATTENTION -

Executive Vice President

David N. Shafer

		E STATE SIGNATURE									
1.		resently subject to any of the disqualification Yes No									
	Sec	Appendix, Column 5, for state response.									
2.	The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.										
3.	The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.										
4.	The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.										
	er has read this notification and knows the cont horized person.	ents to be true and has duly caused this notice to be signed on its behalf by the undersigned									
	Print or Type) stitutional Tax Credit Fund XXIII, L.P.	Signature Date 5/22/2007									
Name (F	Print or Type)	Title (Print or Type)									

Executive Vice President

Instruction:

David N. Shafer

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

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1	Intend to non-a investor	2 I to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		4 Type of investor and amount purchased in State (Part C-Item 2)				
State	Yes	No	limited partnership interests	Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL		×	All	1	\$10,000,00	0	\$0.00		×
AK									
AZ		×	All	0	\$0.00	0	\$0.00		×
AR		×	All	0	\$0.00	0	\$0.00		×
CA		×	All	1	\$10,000,000	0	\$0.00		×
СО		×	All	0	\$0.00	0	\$0.00		×
СТ		×	All	0	\$0.00	0	\$0.00		×
DE									
DC]					
FL		×	All	0	\$0.00	0	\$0.00		×
GA									
HI									
ID									
IL		×	All	0	\$0.00	0	\$0.00		×
IN		×	All	0	\$0.00	0	\$0.00		×
IA		×	All	0	\$0.00	0	\$0.00		×
KS		×	All	0	\$0.00	0	\$0.00		×
KY		×	All	0	\$0.00	0	\$0.00		×
LA									
ME									
MD			,						
MA		×	All	0	\$0.00	0	\$0.00		×
MI									
MN		×	All	0	\$0.00	0	\$0.00		×
MS									

	AP 1 may	Transfer of the	A Company	APP	ENDIX		garagan pagar. Leban sa	h, he e	Santa Santa		
1	Intend to non-a investor	I to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)		
State	Yes	No	limited partnership interests	Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No		
мо		×	All	0	\$0.00	0	\$0.00		×		
МТ											
NE		×	All	0	\$0.00	0	\$0.00		×		
NV		×	Ali	0	\$0.00	0	\$0.00		×		
NH											
NJ		×	All	0	\$0.00	0	\$0.00		×		
NM		×	All	0	\$0.00	0	\$0.00		×		
NY		×	All	0	\$0.00	0	\$0.00		×		
NC		×	All	0	\$0.00	0	\$0.00		×		
ND		×	All	0	\$0.00	0	\$0.00		×		
ОН		×	All	0	\$0.00	0	\$0.00		×		
ок		×	Ali	0	\$0.00	0	\$0.00		×		
OR											
PA											
RI		·									
sc											
SD		х	All	0	\$0.00	0	\$0.00		×		
TN		×	All	0	\$0.00	0	\$0.00		×		
TX		×	All	0	\$0.00	0	\$0.00		×		
UT											
VT											
VA		×	All	0	\$0.00	0	\$0.00		×		
WA		×	All	0	\$0.00	0	\$0.00		×		
wv											
WI		×	All	0	\$0.00	0	\$0.00		×		

				APP	ENDIX		Frank da e es		19 100000000000000000000000000000000000		
1		2	3 Type of security	4					5 Disqualification under State ULOE		
	Intend to sell to non-accredited investors in State (Part B-Item I)		and aggregate offering price offered in state (Part C-Item 1)			Type of investor and expl amount purchased in State wais		(if yes explar waive (Part E			
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No		
WY											
PR					<u>.</u>						

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